

Plat Name: Meadowsweet
Plat #: 220241190

Location: Located on the north side of Olney-Sandy Spring Road (MD 108), approximately 1,000 feet east of Slade School Road
Master Plan Sandy Spring - Ashton Master Plan
Plat Details: RNC zone; 2 parcels
Owner: Douglas Farquhar

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.F.1.** of the Subdivision Regulations; which state:

F. *Plat of correction.* A plat of correction may be used for any of the following:

1. to correct inaccurate or incomplete information shown on a previously recorded plat, such as drafting or dimensional errors on the drawing; failure to include a required note, dedication, easement or other restriction; incorrect or omitted signatures; or other information normally required to be shown on a recorded plat. All owners and trustees of the land affected by the correction must sign the revised plat. In addition, the plat of correction must identify the original plat and contain a note identifying the nature of the correction;
2. to revise easements to reflect a Planning Board Action, or as necessitated by a State or County agency or public utility;
3. to improve clarity and legibility, the owner of any lands shown on a record plat may record an exact copy of the plat, except for necessary change of scale and the addition of any other necessary elements to make the plat conform to the requirements of this Chapter. The new plat must indicate that it is an exact copy of the original plat except for the changes made under this Subsection.

Staff notes for the Board that this plat has been submitted solely to eliminate an unwarranted note on the original plat which assigned the ownership maintenance of the subject properties to an adjoining lot owner. The inclusion of the note on the original plat is not substantiated by the conditions of approval for the original preliminary plan, nor does it sensibly follow standard subdivision platting practice and therefore should not have been included thereon. Staff concludes that the proposed subdivision complies with the requirements of Section 50.7.1.F.1. of the Subdivision Regulations and supports this minor subdivision record plat.

